

MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION REGULAR MEETING HELD JULY 1, 2020, 7:30 P.M. VIA VIDEO TELECONFERENCE

Ann Yakimovicz, Chair (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Melody Gayeski (Alternate 1) VACANT (Alternate 2)
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This meeting was held via video teleconference and was closed to in-person attendance by the public per temporary suspension of the Open Meetings Act by Governor Greg Abbot, which allowed telephone or videoconference public meetings. These actions were taken to mitigate the spread of the COVID-19 virus by avoiding meetings that bring people into a group setting. Members of the public were allowed to submit written comments prior to the meeting and to participate remotely via Zoom Teleconferencing.

A. ITEMS OPENING MEETING:

1. CALL TO ORDER

CHAIR ANN YAKIMOVICZ

Chair Yakimovicz called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

Present via audio/video conferencing: Chair Yakimovicz, Commissioners Macina, Grant, Sies, and Alternate Gayeski. Absent: Commissioner Ambrose.

Staff present via audio/video conferencing: City Manager Jones, Development Services Manager Jolly.

3. APPROVAL OF MINUTES

June 3, 2020 regular meeting

A motion was made by Commissioner Sies and seconded by Vice Chair Macina to approve the minutes of June 3, 2020. The motion passed unanimously.

B. CITIZENS COMMUNICATION

There were no citizen comments.

C. GENERAL BUSINESS AND ACTION ITEMS

1. **PUBLIC HEARING** on a request by 18245 FM 1431, LLC, for approval of a site development plan for property at 18245 FM 1431 (ABS 840 SUR 421 YBARBO J A ACR 6.68), Jonestown, Texas.

THIS PUBLIC HEARING HAS BEEN POSTPONED TO THE AUGUST 5, 2020, PLANNING & ZONING COMMISSION MEETING.

2. a. **PUBLIC HEARING** on a request by Christopher Van Tuinen for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section

10.02.086(2)(Q)(ii) to allow construction of a driveway extension on property at 8204 Moon Rise Trail (Lot 2, Blk A Long Hollows Estates), Jonestown, TX.

There being no one wishing to speak, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on the above request by Christopher Van Tuinen for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(ii) to allow construction of a driveway extension on property at 8204 Moon Rise Trail (Lot 2, Blk A Long Hollows Estates), Jonestown, TX.

The existing driveway located in the setback differed from the driveway shown in the 2016 building permit issued for home construction. City Administrator Jones suggested the variance be for the entire driveway portion located in the setback including the requested extension. Commissioner Sies motioned to recommend to Council to approve the variance for the driveway located in the setback at 8204 Moon Rise Trail. Commissioner Grant seconded the motion. The motion carried unanimously.

- 3. a. PUBLIC HEARING on a request by Robert and Tracy Armstrong for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146(b) Amendments, of the Jonestown Code of Ordinances, from "T" Temporary district to "R-1" Residential district for property located at 19321 Leisure Lane, (Lot 10 Block F Phase 2 Replat of The Hollows), Jonestown, TX.**

There being no one wishing to speak, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on the above request by Robert and Tracy Armstrong for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146(b) Amendments, of the Jonestown Code of Ordinances, from "T" Temporary district to "R-1" Residential district for property located at 19321 Leisure Lane, (Lot 10 Block F Phase 2 Replat of The Hollows), Jonestown, TX.

Commissioner Grant confirmed with The Hollows POA that they had no issues with the annexation of Lot 10 into Jonestown or with the lot being rezoned to R-1. Alternate Gayeski motioned to recommend to Council to approve the rezoning of Lot 10 from "T" Temporary district to "R-1" Residential District for property located at 19321 Leisure Lane. Commissioner Macina seconded the motion. The motion carried unanimously.

- 4. a. PUBLIC HEARING on a request by Nathan and Lindsay Fort for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(7) Conditional Uses, of the City of Jonestown Code of Ordinances, for a short-term rental in an R-1 Single Family Residential District at 18404 West Rim Drive (Lot 14 Webb H E Subd No. 1), Jonestown, Texas.**

Neighbors spoke in opposition to this Conditional Use Permit for a short-term rental citing safety concerns with substandard conditions of West Rim Road. Primary concerns noted

were the safety issues of substandard conditions of West Rim Road, occupancy limits, parking, fire issues, and parties – all potential problems for the City to enforce. Applicants Nathan and Lindsay Fort stated they live 2.5 miles from the property and will manage the property strictly enforcing City Ordinances.

b. Discussion and possible action on the above request by Nathan and Lindsay Fort for a Conditional Use Permit in accordance with Chapter 14: Zoning Code, Sec. 14.02.081(b)(7) Conditional Uses, of the City of Jonestown Code of Ordinances, for a short-term rental in an R-1 Single Family Residential District at 18404 West Rim Drive (Lot 14 Webb H E Subd No. 1), Jonestown, Texas.

Alternate Gayeski suggested street improvements be a priority before approving the Conditional Use Permit for a short-term rental. Commissioner Macina motioned to recommend to Council approval with the caveat that road improvement and safety issues be addressed and on-street parking be prohibited at all times before approval is granted for the Conditional Use Permit for a short-term rental. Commissioner Sies seconded the motion. The motion carried unanimously.

- 5. a. PUBLIC HEARING on a request by James Fellers, 18821 Hidden Ridge, Jonestown, Texas, to vacate the amended plat, Lot 7A, Block C, The Bluffs, and revert back to original plats of Lot 7, Block C, The Bluffs and Lot 8, Block C, The Bluffs, Jonestown Texas.**

Applicants James and Loretta Fellers spoke regarding their request for the amended plat for Lot 7A to revert back to the original plat as Lot 7 and Lot 8. There being no others wishing to speak, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on the above request by James Fellers, 18821 Hidden Ridge, Jonestown, Texas, to vacate the amended plat, Lot 7A, Block C, The Bluffs, and revert back to original plats of Lot 7, Block C, The Bluffs and Lot 8, Block C, The Bluffs, Jonestown Texas.

A motion was made by Commissioner Macina to recommend Council approve to allow the amended plat for 7A to revert back to the original plat for Lots 7 and 8. Alternate Gayeski seconded the motion. The motion carried unanimously.

- 6. Discussion of revisions to the Code of Ordinances related to fences.**

Commissioners reviewed the second draft of the fence ordinance and recommended additional clarifications be addressed by City staff. They asked that ordinances for swimming pools be located together more appropriately in Chapter 3 Building Code.

- 7. Discussion and possible action on the proposal of a short-term rental overlay district.**

Commissioners suggested that West Rim Road should not be included in the proposed short-term rental overlay district due to safety issues and the road's substandard condition.

City staff was directed to remove West Rim Road from the proposed overlay, then forward the proposal to the City Attorney to draft an ordinance.

8. Update from staff on current department activities.

Development Services Manager Jolly provided a departmental update. Staff has met with several applicants requesting permits to relocate homes from Austin to Jonestown to renovate and sell. Staff is mailing violation letters to property owners with recreational vehicles placed on unimproved lots. Two applicants for the planning internship job posting are being considered to assist with special projects and research. Inquiries regarding alternative housing types continue, and a joint Zoom work session for Commissioners and Council members is scheduled for July 14, 2020 at 9:00 a.m. Commissioner Grant stated he had discovered a tiny home village on the west side of the highway in Fredericksburg and will email the information to Ms. Jolly to disseminate.

D. ADJOURNMENT

Commissioner Sies moved to adjourn the meeting, seconded by Commissioner Grant. The motion carried unanimously. Chair Yakimovicz adjourned the meeting at 9:15 p.m.

PASSED AND APPROVED AT A MEETING HELD ON AUGUST 5, 2020.




Ann Yakimovicz, Chair

ATTEST:


Rachel Austin, City Secretary